



Detroit  
Community  
Initiative

September 25, 2007

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Ms. Mary Levine, Acting Director of Legal Affairs  
Michigan Housing Development Authority  
735 E. Michigan Avenue  
Lansing, Mi 48909

Re: Addendum to Comments, 2008/2009 Drat QAP

Dear Ms. Levine,

After attending the Public Hearing in Detroit, we found it important to provide additional comment. Relative to the suggestion by members of the Michigan Housing Council, we are adamantly opposed to any attempt to convene another funding round under the current Qualified Allocations Plan (QAP) guidelines. It is not lost on us that special interest groups are lobbying for another chance at the "brass ring".

The current QAP contains many provisions that created an extreme disadvantage to projects within the City of Detroit and other distressed urban communities. The lottery feature to decide additional review and funding order is the biggest flaw. It creates an atmosphere that essentially bypasses the intent and goals of the federal tax credit program. Projects with the greatest need and merit in helping the poorest of communities, the homeless and disenfranchised run the risk of not being funded because of a "gamble". This feature is unacceptable.

We encourage MSHDA to move forward with modifications to the proposed QAP based on input from the public hearings. We fully support MSHDA's intent to convene the next funding round under the new guidelines. Proposed changes to the QAP are a breath of fresh air. We believe they serve to protect

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the intent of the federal tax credits while balancing the needs of the individuals statewide. We must not lose sight of the human aspect of our work. We provide quality affordable housing to those with the greatest need while stimulating economic re-investment in distressed neighborhoods.

Again we say, no more funding rounds under the current QAP. The next round must be under the new guidelines. If time does not allow for this round to occur by the end of the year, we suggest three rounds next year.

- March 1<sup>st</sup> 50% of 2008 credit
- July 1<sup>st</sup> 50% of 2008 credit
- November 1<sup>st</sup> 50% of 2009 credit

Thank you and your staff for the hard work and patience involved in this process. We look forward to continuing to work with MSHDA to "vitalize" the State of Michigan.

Sincerely,

A handwritten signature in blue ink, reading "Michael B. Fisher".

Michael B. Fisher  
President/CEO

cc: Governor Jennifer Granholm  
Anika Goss-Foster, NDNI City of Detroit  
Regina Strong, CDAD  
Deborah L. Younger, Detroit LISC